Golden Lane Harvest Fun Day - 26 September 2026

Resident Decanting: 12 Key Questions

Golden Lane Estate Major Works Renewal Programme

1. Why will I need to move out of my home during the works?

The window repair element of the works is very challenging as it will involve replacement of the glazing within every window frame. This presents a major health and safety risk, especially within properties where there just isn't enough working space for the trades people. The maisonette properties are particularly challenging because of the internal layout and the size of the glazing involved.

The electrical upgrade works (which will involve replacement of the power supply to the entire block including your home) are considered another key factor, because that element of work will also be very disruptive.

2. How long will I have to move out for?

Currently we are estimating that residents will have to temporarily move out of their homes for between 6 and 8 weeks. This may be subject to change in individual cases where the work is particularly challenging (or straightforward, in which case the time may be reduced).

3. Where will I stay?

The City of London Corporation intends to hold at least a dozen properties on the Golden Lane Estate, which will be used as decant flats. The idea is that the window repair works will be carried out in advance and then the properties will be fully refurbished internally and brought up to 'decant' standard, ready for use by residents.

4. When will this happen?

The resident decant programme is directly linked to the construction work for each block. The works have been split into 5 tender packages:

- Crescent House – 2028-31
- Cuthbert Harrowing House – 2028-29
- Great Arthur House – 2029-32
- Basterfield, Bayer, Bowater and Stanley Cohen Houses – 2032-35
- Cullum Welch and Hatfield Houses – 2032-35

Crescent House and Cuthbert Harrowing House will be the first two blocks where works will commence, with decanting expected to start for both in summer 2028.

5. Will everyone be decanted at once?

No. This work must be carefully managed as part of a programme to ensure that the City Corporation and the contractor(s) are able to minimise resident disruption. Also, we only have a limited number of decant properties that we can use. The decant programme is currently based on 6 households moving at a time, for a 6-8 week period each.

6. How will this be managed?

The appointed contractor(s) will have a dedicated resident decant team, whose only purpose will be to ensure the safe movement of residents and their possessions. We will only be appointing contractors who can clearly demonstrate that they have good experience of resident decanting and are able to manage this activity competently and to a high standard.

The City Corporation is also in the process of appointing its own dedicated Resident Decant Officers who will be heavily involved in the management of the decant properties. They will also be constantly on hand to ensure the process is being managed smoothly and efficiently. They will be your first point of contact in terms of the City Corporation and will be in post before the end of this year. They will spend the first 6-12 months getting to know residents on the estate and understanding your specific needs and concerns.

7. Will I be able to take my own personal possessions and furniture with me and what about valuable items?

We appreciate that residents will want to take their own personal things with them when they temporarily move out of their home. The contractor will employ a professional removal firm to assist with the temporary move. Your home may need to be partly cleared to allow the trades people to carry out the necessary work, but not everything will be able to go into the decant property. Therefore, some possessions (and possibly furniture) will have to be temporarily stored in a secure location (either on the estate or close by).

The contractor will take responsibility for this – all items will have to be logged and recorded. The contractor will also have to insure the items. Whatever remains in your home will also be recorded and logged. Some items and furniture may be stored within one of your rooms, which will then be fitted with a lock for added security and your peace of mind. We will explore a variety of options once the contractor is in place.

8. Will I be able to return to my home once the works have been completed?

Yes. The decant properties are intended to be a temporary home whilst the works are being carried out. Residents will be required to sign a temporary license for the time that they are in the decant property. The intention will be for everyone to return to their original home as soon as it is safe and practical to do so.

We understand that residents may want to return to their home whilst work is ongoing, out of concern and/or curiosity. Although we will not say this is prohibited, we must stress that the property will be an active work site and this will have to be carefully managed for health and safety reasons.

9. Does this apply to Leaseholders and Private Tenants of Leaseholders?

Yes, the City of London Corporation acknowledges this is a huge responsibility, but we will take ownership of the decant process for City of London Corporation secure tenants, leaseholders and private tenants in exactly the same way.

10. What about Housing Benefits, Council Tax, Utility bills etc?

We have already started looking at this and we can confirm that residents will not be expected to pay for any council tax or utility bills associated with the decant properties. Wifi will also be provided. However, at this point we assume that residents will still be liable for all bills associated with their homes during the decant period. We will work with the Housing Management Income Recovery team in respect of ongoing housing benefit claims.

11. What about elderly and vulnerable residents, plus families with children?

We fully appreciate that there are a significant number of households who will need additional support throughout this challenging period. That is partly why the Resident Decant Officers will be working so hard during their first 6-12 months to get to know people's individual circumstances. We intend to build up a database of key information on every household, before any works commence on site. The Resident Decant Officer will also expect to engage with care providers, third party agencies and letting agents, along with social services, GPs and schools where needed. We are committed to providing full support for all residents on the estate.

12. How can we find out more?

We'd be happy for residents to contact us via info@goldenlaneprojects.co.uk if they have further questions. Our Resident Decant Officers will be on the estate and will have a very active presence before the end of this year.